

AFFIDAVIT OF SERVICE

Application of Madison Maintenance Inc - Mike Pecoraro

Property address 111 W. Madison Ave, Demarest, NJ

STATE OF NEW JERSEY)

COUNTY OF BERGEN) SS:

Michael Pecoraro, being duly sworn
according to law, upon his/her oath deposes and says:

1. I served notice of the time and place appointed for the hearing of the above application upon all property owners within 200 feet of the subject property by mailing same to them at their address as shown on the current tax duplicate by certified mail, postage prepaid, at the United States Post Office, _____, NJ or by serving said notice upon them personally. A copy of said notice is attached hereto.

2. Said notice was served by certified mail as aforesaid upon the following property owners on the dates shown:

Date	Name and Address of Property Owner
(Attach list and indicate manner of service.)	

3. Said notice was served personally upon the following property owners on the dates shown:

Date	Name and Address of Property Owner
(Attach list and indicate manner of service.)	

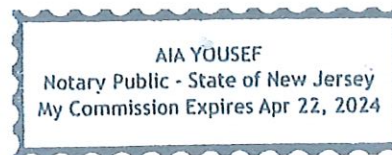
4. In addition service of said notice was made on _____ (insert date) by certified mail/personally (strike one), upon the Borough Clerk of _____ and upon the Secretary of the Bergen County Planning Board, 29 Linden Street, Hackensack, NJ 07601.

(Note: Complete this paragraph only where applicable.)

Sworn and subscribed to)
before me this 23 day)
of July 23, 2020

[Signature]
Signature of Applicant(s)

[Signature]
A Notary Public of the State of New Jersey



JOINT LAND USE BOARD - BOROUGH OF DUMONT

PLEASE TAKE NOTICE, the undersigned applicant, Madison Maintenance LLC
(the "Applicant"), has filed an application in compliance with the development ordinances of the
Borough for relief with regard to property designated as Block _____, Lot _____ on the Tax
Map, which property is also known as 111 W. Madison Ave, Dumont, New Jersey. In
connection with this application, the applicant will seek the following relief and approvals from the
Board: Convert the building into a professional building which
we will rent 800 square feet to a professional like
an accountant, lawyer, etc. The Remaining space will
be our other company I own, Gladiator Electric's
headquarters

Anyone affected by this application may have an opportunity to be heard at a public meeting of the
Board to be held on _____ at 7:30 pm in the Dumont Senior Center, 39 Dumont
Avenue, Dumont, New Jersey. When this matter is called you may appear in person, or by agent or
attorney, and present any objections or comments you may have with regard to the within
application.

All documents related to this application may be inspected by the public at the office of the Board
Secretary and/or the Building Department located at 80 West Madison Ave, Dumont, New Jersey
during regular business hours.

Madison Maintenance LLC
Name of Applicant

BOROUGH OF Dumont

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that application has been made by Madison Maintenance^{nc} for a variance from the requirements of the Zoning Ordinances of the Borough of Cresskill to permit

at premises known as BLOCK _____ LOT _____ having a street address of 111 W. Madison Ave, Dumont NJ, New Jersey and that a public hearing on such application will be held by the Board of Adjustment on the _____ day of _____ at _____ p.m. at _____ the _____, New Jersey.

A copy of the application and supporting documentations are on file with the Secretary of the Board of Adjustment at the Municipal Building and are available for inspection during business hours (_____ a.m. through _____ p.m.)

Interested residents, if desired, can appear before the Zoning Board of Adjustment at the above stated time and place, either in person or through an agent or attorney, to comment on the application.

Madison Maintenance^{nc} - Mike Pecore

Name of Applicant
or Attorney



DUMONT BUILDING DEPARTMENT

80 West Madison, Dumont, NJ 07628
Telephone: (201) 387-5034 Fax: (201) 387-5063

NEW BUSINESS ZONING APPLICATION

ADDRESS: 111 West Madison ave, Dumont NJ

NAME OF OWNER: Madison Maintenance LLC Mike Pecoraro (proposed owner) PHONE # 201-694-3463

NAME OF LEASEE: Madison Maintenance LLC Mike Pecoraro (im trying to purchase the property & will rent it to my own company gladiator electric

PHONE NUMBER cell/home/business 201-694-3463

EMAIL Mike@gladiatorelectric.com

ADDRESS OF LEASEE 610 Fermery Drive New Milford NJ 07646

NAME OF BUSINESS Gladiator Electric LLC

INTENT OF BUSINESS Electrical Contractor headquarters

HOURS OF OPERATION 8am – 5 pm

NUMBER OF EMPLOYEES 4

PARKING SPACES PROVIDED 5

HOW MANY SPACES FOR EMPLOYEES 7 RESIDENTS 1 CUSTOMERS

ADDITIONAL COMMENTS I would like to put a fence around the driveway (half of its already fenced in , & a shed in the driveway.

ZONING OFFICER APPROVAL _____ DATE _____

DENIED (CODE VIOLATION) _____ DATE _____

FEE \$50.00 _____ CK/CASH _____ DATE PAID _____

FOR ZONING APPROVAL ONLY – PERMITS WILL HAVE TO BE OBTAINED FROM BUILDING DEPARTMENT FOR RENOVATIONS, SIGNS, ETC.

Borough of Dumont
Zoning
☒ Approved
☐ Denied
Date: 7-1-20
Sig: [Signature]

Mike Pecoraro
610 Fermery DR
New Milford NJ 07646
7-17-2020

Mr Paul Renaud Zoning official ,

I am filing an application to the Joint Land Use Board Of the Borough of Dumont for the property 111 W. Madison Ave, Dumont NJ . I am proposing to sub divide the property into 2 offices . One for the headquarters of my Company Gladiator Electric. The other portion to rent to another professional like a lawyer, accountant ext. Also I am planning on install a small prefab garage in the parking lot as well.

Thank you ,

Mike Pecoraro

Borough of Dumont
Office of the Tax Assessor
James Anzevino
80 West Madison Avenue
Dumont, NJ 07628
Phone 201-387-5030 - Fax 201-384-5248

July 13, 2020

Mike Pecoraro
Gladiator Electric
New Milford, NJ 07646

Re: Block 1207, Lot 1 – 111 W. Madison Avenue, Dumont, NJ

Dear Mr. Pecoraro:

Attached is a list of the properties located within 200 feet of the above subject properties. Also attached is a list of Utilities that must be notified. If you have any further questions, please do not hesitate to contact me at 201-906-2469.

Sincerely,



James Anzevino
Tax Assessor

OWNER & ADDRESS REPORT

DUMONT

07/13/20 Page 1 of 3

BLOCK-1207 LOT-1
111 WEST MADISON AVE., DUMONT, NJ 07628

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
815	11		2	LIDOFKY, BART & MICHELE 136 JOHNSON AVE DUMONT, NJ 07628	136 JOHNSON	
815	12		4A	J.B.C.MANAGEMENT INC. 550 ASBURY STREET NEW MILFORD, NJ 07646	100 WEST MADISON AVE	
815	14		2	RIEPING, HEINRICH & THELMA 108 W.MADISON AVE DUMONT, N.J. 07628	108 W.MADISON AVE	
815	15		2	PESANTES, MIGUEL & CARMEN 112 W MADISON AVE DUMONT, NJ 07628	112 W MADISON AVE	
825	1		2	MONZON(ETAL), FRANCISCO J 55 MCKINLEY AVE DUMONT, NJ 07628	55 MC KINLEY	
825	2		2	GLENNON, JOHNP. & JANET J. 51 MCKINLEY AVENUE DUMONT, NJ 07628	51 MC KINLEY	
825	3		2	KOURIAN, DOUGLAS PAUL 47 MC KINLEY AVENUE DUMONT, NJ 07628	47 MC KINLEY	
825	4		2	PAKAZANJIAN, STEPHEN C. 43 MC KINLEY AVE DUMONT, NJ 07628	43 MC KINLEY	
825	5		2	AMORUSO, MICHAEL & DEBORAH 39 MCKINLEY AVE DUMONT, NJ 07628	39 MC KINLEY	
825	14		2	MANAGO, REYNALDO & BARBARA 70 W MADISON AVE DUMONT, NJ 07628	70 W MADISON AVE	
825	15		2	MALLARI (ETALS), RODANTE & ABDULIA 74 WEST MADISON AVE DUMONT, NJ 07628	74 W MADISON AVE	
825	16		4A	VANGUARD ENTERPRISES LTD 233 MYRTLE STREET HAWORTH, NJ 07641	80 W MADISON AVE	
825	17		2	REYES, VICTOR J. 82 WEST MADISON AVE DUMONT, NJ 07628	82 W MADISON AVE	
825	18		2	O'BRIEN III, JOSEPH A 84 W MADISON AVE DUMONT, NJ 07628	84 W MADISON AVE	
825	19		2	MERKOVSKY, CAROLYN 19 EAST 42ND STREET BAYONNE, NJ 07002	88 W MADISON AVE	
825	20		2	FORESUN REALTY LLC 99 JOHNSON AVE HACKENSACK, NJ 07601	94 W MADISON AVE	
1201	8		4A	VALLESE REALTY ASSOC.PLNTF 127 S.WASHINGTON AVE. BERGENFIELD, NJ 07621	131 W MADISON	
1201	9		2	MCGOWAN, JOHN J. 116 JOHNSON AVE DUMONT NJ 07628	116 JOHNSON AVE	
1201	10		2	ROONEY, ANN T. 112 JOHNSON AVE. DUMONT, NJ 07628	112 JOHNSON AVE	

OWNER & ADDRESS REPORT

DUMONT

07/13/20 Page 2 of 3

BLOCK-1207 LOT-1
111 WEST MADISON AVE., DUMONT, NJ 07628

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1201	11		2	EVETTS (ETALS), WESTLEY 108 JOHNSON AVE DUMONT, NJ 07628	108 JOHNSON AVE	
1201	12		2	AKOPIAN, YURI M 2076 CROPSEY AVE APT 5A BROOKLYN, NY 11214	104 JOHNSON AVE	
1201	13		2	JIMENEZ, SANTIAGO R & EMMA 100 JOHNSON AVE DUMONT, NJ 07628	100 JOHNSON AVE	
1201	14		2	NAKANISHI, MUTSUO 76 NIAGARA DUMONT NJ 07628	76 NIAGARA	
1201	15		2	ERNEST, JOHN & LORETTA 80 NIAGARA DUMONT NJ 07628	80 NIAGARA	
1202	9		2	BABITZ, HERBERT & BARBARA 73 NIAGARA DUMONT NJ 07628	73 NIAGARA	
1202	10		2	HEFFERNAN, CHRISTOPHER 69 NIAGARA ST DUMONT, NJ 07628	69 NIAGARA	
1207	1		4A	ROSHONG, BRYON E. 111 W. MADISON AVENUE DUMONT, N. J. 07628	111 W MADISON	
1207	3		4A	REC MGMT CORP 99 W MADISON AVW DUMONT, NJ 07628	99 W MADISON	
1207	4		2	89 W MADISON AVENUE LLC 99 JOHNSON AVENUE HACKENSACK, NJ 07601	89 W MADISON	
1207	5		4A	BROADWAY 165TH ST RLTY ORP 344 KENWOOD ST ENGLEWOOD, NJ 07631	85 W MADISON	
1207	19		2	CAVILLA, JACLYN 34 NIAGARA ST DUMONT, NJ 07628	34 NIAGARA	
1207	20		2	MARINO, NICHOLAS & PATRICIA 40 NIAGARA DUMONT NJ 07628	40 NIAGARA	
1207	21		2	BRECEVIC, DEBORAH OLSEM & JOHN 46 NIAGARA DUMONT, NJ 07628	46 NIAGARA	
1207	22		2	BACH, RICHARD & LIZA A.S. 50 NIAGARA ST DUMONT, NJ 07628	50 NIAGARA STREET	
1207	23		2	GILMARTIN, TIMOTHY & JANET 56 NIAGARA STREET DUMONT, NJ 07628	56 NIAGARA	
1207	24		2	BAUTZ, JOHN & MARY 60 NIAGARA DUMONT NJ 07628	60 NIAGARA	
1208	1		2	BATISTA, LENNI 61 NIAGARA ST DUMONT, NJ 07628	61 NIAGARA	
1208	3		2	MC ELLEN, GREGORY & BARBARA 51 NIAGARA DUMONT NJ 07628	51 NIAGARA	

OWNER & ADDRESS REPORT

DUMONT

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BLOCK-1207 LOT-1
111 WEST MADISON AVE., DUMONT, NJ 07628

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1208	4		2	SYBY, CHARLES & SHERYL 47 NIAGARA ST. DUMONT, NJ 07628	47 NIAGARA	
1208	5		2	HIGH JUMP REALTY LLC 520 WESTFIELD AVENUE #302 ELIZABETH, NJ 07208	45 NIAGARA	

Borough of Dumont
Office of the Tax Collector
80 West Madison Avenue
Dumont, NJ 07628
Phone 201-387-5025 - Fax 201-384-5248

Utility Companies Servicing the Borough of Dumont:

Verizon
540 Broad Street
Newark, NJ 07102

SUEZ Water
69 Devoe Place
Hackensack, NJ 07601

PSE&G
80 Park Plaza
Newark, NJ 07102

Cablevision/Optimum
5 Legion Drive
Cresskill, NJ 07626

NJ Department of Transportation
1035 Parkway Avenue
CN600
Trenton, NJ 08625

County of Bergen
Planning and Economic Development
1 Bergen County Plaza
Room 415
Hackensack, NJ 07601

Bergen County Utilities Authority
298 Mehrhof Road
Little Ferry, NJ 07643

Transcontinental Gas Pipe Line
Corporate Secretary
718 Paterson Plank Road
Carlstadt, NJ 07072

US Cable
28 W. Grand Avenue
Suite 10
Montvale, NJ 07645

The Official Newspaper of the Borough of Dumont: The Record

July 14, 2020
10:57 AM

DUMONT BOROUGH
Tax Account Detail Inquiry

Page No: 1

BLQ: 1207. 1.
Owner Name: ROSHONG, BRYON E.

Tax Year: 2020 to 2020
Property Location: 111 W MADISON

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,777.44	2,777.43	2,895.53	0.00	8,450.40
Payments:	2,777.44	2,777.43	0.00	0.00	5,554.87
Balance:	0.00	0.00	2,895.53	0.00	2,895.53

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Description								
		Original Billed						8,450.40		8,450.40
02/05/20	1	Payment	001	4729	CK	13078	25 WINDOW3	2,777.44	0.00	5,672.96
05/29/20	2	Payment	001	11209	CK	13373	35 WINDOW	2,777.43	0.00	2,895.53

Total Principal Balance for Tax Years in Range: 2,895.53

*TAXES ARE CURRENT THROUGH 2Q (MAY 1) 2020.
NEXT PAYMENT DUE AUGUST 1, 2020.*

I verify that this information accurately reflects
municipal tax records

Debra Mati

Tax Collector
Dumont Borough
Bergen County



Debra Mati



JOINT LAND USE BOARD - BOROUGH OF DUMONT
80 WEST MADISON, DUMONT, NJ 07628
(201) 387-5034

NOTICE OF APPEAL
(USE VARIANCE APPLICATION FORM)

Date: 7/2/2020

Note: The application must be deemed administratively complete before it will be scheduled for a hearing. All requested information must be submitted for the application to be deemed complete.

Appeal is hereby made by the undersigned (check applicable item or items)

☒ from the action of the Building Inspector in refusing my application for a Building Permit, dated _____.

☒ for a special exception or variance from the terms of the Zoning Ordinance of the Borough of Dumont.

Appellant, Madison Maintenance LLC Mike Pecoraro 610 Fermery Drive , New Milford NJ 07646
Mike@gladiatorelectric.com

Name	Address	Email
Mike Pecoraro	610 Fermery Drive , New Milford NJ 07646	Mike@gladiatorelectric.com

Contractor (if any), Gladiator Electric LLC 610 Fermery Drive , New Milford NJ 07646
Mike@gladiatorelectric.com

Name	Address	Email
Gladiator Electric LLC	610 Fermery Drive , New Milford NJ 07646	Mike@gladiatorelectric.com

Professional Preparing,), Gladiator Electric LLC 610 Fermery Drive , New Milford NJ 07646
Mike@gladiatorelectric.com

Name	Address	Email
Gladiator Electric LLC	610 Fermery Drive , New Milford NJ 07646	Mike@gladiatorelectric.com

1. Application relates: (check applicable item or items)

- ☒ Use ☐ Lot Area: ☐ Setbacks ☐ Height
☐ Existing Building ☐ Proposed Building ☐ Other

**NOTICE OF APPEAL
(USE VARIANCE APPLICATION FORM)**

2. Brief description of real estate affected: Currently the property is being used as a dentist office. I am proposing to make it 2 small offices one I will rent as a professional office & the other as my headquarters. _____

Location (Street address, Block and Lot No.): 111 West Madison Ave Dumont NJ lot 20-21-22 _____

Lot size: _____

Present use: Dentist Office _____

Present Zoning classification: B2 _____

Present improvements upon land: _____

3. If this is an appeal from action of the Building Inspector, complete the following:

Date of determination made: 7-1-2020 _____

Your statement of alleged error of Building Inspector: I am trying to purchase this property & will rent it to my own company as my headquarters. _____

4. Action desired by appellant: (Give a brief description of your proposed use, including the number of professionals and or employees, the number of anticipated clients or customers per hour, and anticipated days and hours of business.)

Currently the property is being used as a dentist office. I am proposing to make it 2 small offices one I will rent as a professional office & the other as my headquarters. I have 5 employees, who report to the headquarters at 7:30 am and are out on jobs all day until 5pm. The other half of the office that I will rent out to a professional will be an appointment based business like an accountant or lawyer or similar. _____

5. Reasons appellant believes Board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and note whether hardship is (or is not) claimed, and the specified hardship). We are a premier electrical contractor in Bergen County with a very good reputation. This business is my entire life & I take pride in my business and property. We will do upgrades and take care of the property and it will look immaculate. We do a lot of business in town and this property as my headquarters is very important to us. Currently the property is zoned as a B2. My business is also considered a B2 as well. _____

**NOTICE OF APPEAL
(USE VARIANCE APPLICATION FORM)**

6. Has previous appeal been filed in connection with these premises? ☐ Yes ☒ No

**NOTICE OF APPEAL
(USE VARIANCE APPLICATION FORM)**

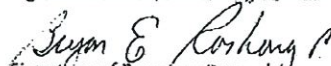
3. Plans signed and sealed by the appropriate professional at a scale of 1 inch to 50 feet or better, clearly showing the following information:

- A. Existing Conditions Plan showing the existing conditions of the property.
- B. Proposed Conditions Plan showing the proposed improvements to the property. The proposed conditions plan must include:
 - A. Required Bulk and area regulations and the ability to meet;
 - B. North arrow and scale;
 - C. Proposed buildings or additions;
 - D. Proposed parking;
 - E. Proposed access to parking and building;
 - F. Approximate dimensions of lot and existing and proposed buildings;
 - G. Approximate setbacks of existing and proposed structures and parking areas from property lines;
 - H. Names of owners of adjacent lots;
 - I. Approximate distance from your property line to existing buildings on adjacent lots;
 - J. Uses on lots adjacent to property;
 - K. Location of public and private roads adjoining the property;
 - L. Location of existing or proposed easements;
 - M. Location of wooded areas and trees greater than 10" diameter;
 - N. Location of any wetlands or other natural features;
- C. Floor plan of the existing building and structures and any proposed buildings and structures showing dimensions of rooms, total square footages and proposed use of the rooms.

All of the above items must be submitted with the application. If you are requesting a waiver of any of these items, the waiver request must be in writing and state why you feel the waiver should be granted.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.


Signature of Person Making Service


Signature of Property Owner(s)

Sworn to and Subscribed before me this 7 day of July, 2020

**NOTICE OF APPEAL
(USE VARIANCE APPLICATION FORM)**

July 6, 2020
03:10 PM

DUMONT BOROUGH
Tax Account Detail Inquiry

Page No: 1

BLQ: 1207. 1.		Tax Year: 2020 to 2020								
Owner Name: ROSHONG, BRYON E.		Property Location: 111 W MADISON								
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Payments:		2,777.44	2,777.43	0.00	0.00	5,554.87				
Balance:		0.00	0.00	2,895.53	0.00	2,895.53				
Date	Qtr	Type	Code	Check No	Withd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Description								
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Total Principal Balance for Tax Years in Range: 2,895.53

I verify that this information accurately reflects
municipal tax records

Frank Barab
Tax Collector
Dumont Borough
Bergen County



Debra Mati